

# **JERSEY CITY**

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, FAICP  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

July 11, 2012

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, July 17, 2012 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of July 10 2012.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business: \
7. New Business:
8. Review and discussion of amendments to the Land Development Ordinance. Summary statement: corrections to site plan review thresholds. **Recommended.**
9. Review and discussion of amendments to the Jersey Avenue Park Redevelopment Plan and the Jersey Avenue Light Rail Redevelopment Plan. To adjust parking standards. **Approved and recommended to City Council for adoption.**
10. Review and discussion of amendments to the West Side Avenue Redevelopment Plan. Summary: to permit 2 and 3 family residential structures. **Approved and recommended to City Council for adoption.**
11. Case: P12-032 Minor Subdivision  
Applicant: 134 Bay Street, LLC  
Attorney: James McCann  
Review Planner: Jeff Wenger  
Address: 332-350 Marin Blvd  
Block: 11506 Lot: 1 & 12  
Zone: Powerhouse Arts District Redevelopment Plan  
Description: reconfiguration of two lot boundaries.  
**Decision: Approved.**
12. Case: P12-026 Minor Site Plan  
Applicant: Salman Rami Haim  
Attorney: pro se  
Review Planner: Kristin Russell  
Address: 303 Ninth St.  
Block: 10001 Lot: 12  
Zone: Ninth St. II Redevelopment Plan  
Description: Vertical addition to existing single-family home.  
**Decision: Approved with conditions.**
13. Case: P10-011.1 Amended Minor Site Plan  
Applicant: 642 Palisade LLC  
Attorney: Eugene O'Connell, Esq.  
Review Planner: Kristin Russell  
Address: 642 Palisade Ave.  
Old Block: 797 Lot: 21.B  
New Block: 1703 Lot: 57  
Zone: R-1 one- and two-family residential  
Description: Originally approved June 29, 2010. Façade, yard, and window changes built without approvals.  
**Decision: Approved with conditions.**
14. Case: P09-060 Preliminary & Final Major Site Plan with Deviations  
Applicant: Five Star Investment Group, LLC  
Attorney: Charles Harrington, Esq.  
Review Planner: Kristin Russell  
Address: 141 Newark Ave.  
Block: 16790 Lot: 11  
Zone: Newark Avenue Downtown Redevelopment Plan  
Description: New building on a through lot between Newark Ave. and Columbus Dr. Total of 10 units and 4,043 sf of ground floor retail.  
Deviation: stucco façade  
**Decision: Approved.**

15. Case: P10-051 Preliminary Major Site Plan with deviations  
Applicant: DJ Partnership  
Attorney: Jon Campbell, Esq.  
Review Planner: Kristin Russell  
Address: 63-65 Fleet St.  
Block: 6806 Lot: 8  
Zone: Vacant Buildings Redevelopment Plan  
Description: New 16-unit multi-family buildings that front on both Fleet Street and Hoboken Avenue.  
Deviations: Balconies  
**Carried to July 24, 2012**

19. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P12-029 submitted by 148 first St.,LLC(148 First Street)
2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P 12-032 submitted by 134 Bay Street, LLC ( 332-350 Marin Blvd & 143 Bay Street).
3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Subdivision with Deviations # P12-038 submitted by TRF Development Partners,Inc (400 Block of Rose Ave.B:22601,L:17-22; B:22602, L:1-4 & 17).
4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with Deviations # P12-037 submitted by TRF Development Partners,Inc (400 Block of Rose Ave.B:22601,L:17-22; B:22602, L:1-4 & 17).).
5. Resolution of the Planning Board of the City of Jersey City Approving and recommending Adoption by the City Council the proposed amendments to the Hudson Exchange Redevelopment Plan
6. Resolution of the City Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "c" variances & Waivers # P11-022 submitted by Franciscan sisters of Elizabeth, Inc ( 129 Garrison Ave, 106-110 Romaine Ave & 857-8591/2 Pavonia Ave.).
7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with "c" variances # P 11-056 submitted by John Fiorito (95-97 Montgomery Street).
8. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to the Newport Redevelopment Plan.
9. Resolution of the Planning Board of the City of Jersey City Approving Final Major site Plan with "c" variance # P06-168.1 submitted by Jwala Ma Montgomery, LLC ( 646 Montgomery Street).
10. Resolution of the Planning Board of the City of Jersey City approving Preliminary & Final Site Plan # P12-021 submitted by Journal Square Estates,LLC ( 71 Skillman Ave fka 65-67 Skillman Ave.)
11. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P12-020 submitted by chosen condominiums, LLC (3075 Kennedy Blvd.).
12. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to the Turnkey Redevelopment Plan.
13. Resolution of the Planning Board of the City of Jersey City recommending adoption of amendments to the Land Development Ordinance for the General Development Application and checklists.

20. Executive Session, as needed, to discuss litigation, personnel or other matters

21. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD